

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JANUARY 26, 2005
COUNCIL CHAMBERS, 12TH FLOOR CITY ADMINISTRATION BLDG
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 5th floor of the City Administration Building, located at 202 C Street, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ADLs) are required, please contact the Disability Services Coordinator at 619-236-5679 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (*) will include consideration of the appropriate environmental document.***

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: Gary Geiler

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES.**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: **MARKET & 54TH STREET – PROJECT NO. 6318**
City Council District: 4; Plan Area: Southeastern San Diego

STAFF: William Zounes

Approve, conditionally approve, or deny an application for a Site Development Permit to construct (2) 14,665 sq ft buildings on a vacant 2.09 acre site at **5415 Market Street** in the I-1 Zone of the Southeastern San Diego Planned District in the Encanto Neighborhood Community Plan. Report No. HO-05-018.

RECOMMENDATION:

Approve

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ITEM-6: **RANCHO VIEWRIDGE MAP WAIVER - PROJECT NO. 49407**
City Council District: 6; Plan Area: Kearny Mesa

STAFF: **Jeannette Temple**

Approve, conditionally approve, or deny an application for a Map Waiver, Waiver the requirements for a Tentative Map to create 26 commercial condominium units in an existing commercial building on a 1.70-acre site. The property is located at **4747 Viewridge Avenue** in the IL-2-1 Zone within the Kearny Mesa Community Plan area. Report No. HO-05-004

RECOMMENDATION:

Approve.

ITEM-7: **STAFFORD PLACE - PROJECT NO. 41292**
City Council District: 2; Plan Area: Peninsula

STAFF: **Laila Iskandar**

Approve, conditionally approve, or deny an application for a Coastal Development Permit (Process 3) for a lot line adjustment. The property is located at **727 Stafford Place** in the RS-1-7, Coastal Overlay Zone (Appealable area), Coastal Height Limit Overlay Zones, within the Peninsula Community Plan Area, and Council District 2. Report No. HO-05-024

RECOMMENDATION:

Approve.

ITEM-8: **UNIVERSITY AVENUE GAS STATION - PROJECT NO. 5959**
City Council District: 7; Plan Area: Eastern Area

STAFF: **Patrick Hooper**

Approve, conditionally approve, or deny an application for a Conditional Use Permit to demolish an existing building and construct a 2,544 square-foot service station with a convenience store and car wash on a 0.51 acre site located at **6385 University Avenue** in the CC-5-3 Zone of the Central Urbanized Planned District. Report No. HO-05-025.

RECOMMENDATION:

Approve.

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ITEM-9: **KRETOWICZ RESIDENCE - PROJECT NO. 38399**
City Council District: 1; Plan Area: La Jolla

STAFF: **Glenn Gargas**

Approve, conditionally approve, or deny an application for Environmentally Sensitive Lands to allow for previous interior garage modifications, retaining walls, rear yard improvements and an easement for emergency lifeguard access on a site developed with an existing single family residence on a 0.70-acre site. The project site is located at 7957 Princess Street, in the RS-1-7 Zone, Coastal Overlay Zone (appeable), Coastal Height Limit Overlay Zone, Sensitive Coastal Resource Overlay Zone, and within the La Jolla Community Planning Area. Report No. HO-05-017.

RECOMMENDATION:

Approve.